

Adopted Minutes  
Spanish Fork City Development Review Committee  
July 6, 2016

**Staff Members Present:** Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Seth Perrins, City Manager; Kelly Peterson, Electric Superintendent; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; Steve Adams, Public Safety Director; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Department Secretary.

**Citizens Present:** Fred Clark, Dave Olsen, Rob McNeel, Mike Demarco, Scott Peterson, Bryon Prince, Ben Hamilton.

Chris Thompson called the meeting to order at 9:59 a.m.

**FINAL PLAT**

**Eagle Cove Plat B**

Applicant: LEI Engineering and Surveyors

General Plan: Low Density Residential

Zoning: R-1-9

Location: 1147 South 1400 East

Cory Pierce stated this is the second phase to finish a project Ivory Homes is building. There are a couple of comments that need to be addressed. He stated Bart Morrill had a couple of comments regarding the landscaping within the development. Cory Pierce stated there is a regional detention pond.

Junior Baker asked if the regional detention pond was necessary with the LID.

Chris Thompson answered yes and there always needs to be a second outlet.

Dave Anderson entered the meeting at 10:03 a.m.

Dave Anderson stated that the front yards need to be landscaped with each home as the development is a Master Planned Development.

Bryon Prince stated he is aware the landscaping is to be completed before the Certificate of Occupancy is issued.

Shelley Hendrickson and Jered Johnson entered the meeting at 10:05 a.m.

46 There was discussion of the landscaping requirements for standard subdivisions and master  
47 planned developments.

48  
49 Steve Adams exited the meeting at 10:17 a.m.

50  
51 Junior Baker **moved** to approve the Eagle Cove Plat B Final Plat based on the following  
52 conditions:

53  
54 Conditions

- 55 1. That the applicant address the redlines as delivered.  
56 2. That the applicant meet the City's current Development Standards.

57  
58 Seth Perrins **seconded** and the motion **passed** all in favor.

59  
60  
61 **Legacy Farms C3**

62 Applicant: LEI  
63 General Plan: Low Density Residential  
64 Zoning: R-1-12  
65 Location: 2149 East 400 North

66  
67 Cory Pierce stated he has not seen redlines addressed nor the escrow adjustment back from  
68 the applicant. The redlines sent to the applicant are regarding the development as well as  
69 Spanish Fork Parkway and neither have been addressed.

70  
71 Kelly Peterson stated that the electrical design has not been completed.

72  
73 Seth Perrins **moved** to continue Legacy Farms C3 Final Plat.

74  
75 Dave Anderson **seconded** and the motion **passed** all in favor.

76  
77 There was discussion of when P4 and Spanish Fork Parkway would be built.

78  
79 Steve Adams returned to the meeting at 10:28 a.m.

80  
81  
82 **Newport Village Phase 1**

83 Applicant: LEI  
84 General Plan: Mixed Use  
85 Zoning: R-1-9  
86 Location: 100 South 920 West

87  
88 Kelly Peterson stated the electrical design has been completed.

89  
90 Cory Pierce stated the ADA ramps need to be updated on the plat to the current standard.

91

92 Junior Baker **moved** to approve the Newport Village Phase 1 Final Plat based on the following  
93 conditions:

94

95 Conditions

96 1. That the applicant correct the plat to reflect the redline comments on the ADA  
97 ramps.

98 2. That the applicant meet the City's current Development Standards.

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100 Seth Perrins **seconded** and the motion **passed** all in favor.

101

102

### 103 **Park View Townhomes Phase 2**

104 Applicant: Salisbury Development

105 General Plan: Mixed Use

106 Zoning: R-3 In-fill Overlay

107 Location: 670 Volunteer Drive

108

109 Kelly Peterson stated the fees and design have been completed.

110

111 Cory Pierce stated there were some minor comments on the plat regarding the fire exit and the  
112 swale in the planter.

113

114 Dave Anderson **moved** to approve the Park View Townhomes Phase 2 Final Plat based on the  
115 following conditions:

116

117 Conditions

118 1. That the applicant meet redline comments.

119 2. That the applicant comply with any conditions imposed with Preliminary Plat  
120 approval.

121

122 Junior Baker **seconded** and the motion **passed** all in favor.

123

124

### 125 **SITE PLAN**

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#### 127 **ALA Addition**

128 Applicant: American Leadership Academy

129 General Plan: Low Density Residential

130 Zoning: R-1-30

131 Location: 898 West 1100 South

132

133 Cory Pierce stated there are a couple comments regarding the fire hydrant placement.

134

135 Seth Perrins asked about the improvements near Mill Road that were approved a few months  
136 ago.

137

138 Scott Peterson stated the construction is underway.

139

140 Kelly Peterson stated the applicant does not need to upgrade any electrical services.

141

142 Dave Anderson does not have any concerns regarding the parking requirement.

143

144 Junior Baker **moved** to approve the ALA Addition Site Plan based on the following conditions:

145

146 Conditions

147 1. Subject to the applicant meeting the Engineering Departments redlines.

148

149 Seth Perrins **seconded** and the motion **passed** all in favor.

150

151

## 152 ZONE CHANGE AND PRELIMINARY PLAT

153

### 154 **Canyon Breeze Manor**

155 Applicant: F.J. Clark and Associates

156 General Plan: Medium Density Residential

157 Zoning: R-1-6 current; R-3 proposed

158 Location: 3200 East Canyon Road

159

160 Cory Pierce stated he met with UDOT, and it is unclear whether or not UDOT will build the  
161 connection road across Highway 6. UDOT will not commit to a second access for a future  
162 road. He and the applicant have reviewed the plat to meet the current code for a single access  
163 subdivision. Cory Pierce stated there are some minor changes that need to be made but can  
164 be addressed at final plat.

165

166 Kelly Peterson stated with the addition of the parking stalls, the meter boxes will need to be  
167 set back behind the parking stalls.

168

169 Mike Demarco stated the floor plans of the townhomes are the same as Park View  
170 Townhomes, but they will be clad substantially different.

171

172 Dave Anderson stated the two unit structure near the entrance will look odd once it is built and  
173 the units should be moved and added to other units.

174

175 Dave Anderson stated the prospect of someone coming to amend the preliminary plat to allow  
176 for additional units to be built once the UDOT road is completed is not likely. He stated there  
177 is the ability to do so, but the applicant would have to apply to amend the preliminary plat.

178

179 Seth Perrins viewed the subdivision as permanent with one entrance, not temporary.

180

181 Fred Clark stated in his discussions with UDOT they are open to the idea of having a right in  
182 and right out only to the future road connecting Highway 6 and Canyon Road

183

184 Cory Pierce stated in his discussions with UDOT they will not commit to access onto a road  
185 that is not yet built.  
186  
187 Seth Perrins wondered if the application can be approved as it is today with a stipulation that if  
188 the access is granted they can build more units without having to go through the zoning  
189 process.  
190  
191 Cory Pierce stated he feels UDOT will not grant access even if the road is constructed in the  
192 future.  
193  
194 Dave Anderson asked if it is a traffic issue or a fire issue with the number of units allowed on  
195 one access. He stated based on other cities' standards, 35 units is very liberal.  
196  
197 Seth Perrins is concerned about parking at the entrance of the development. The additional  
198 parking is far away from the units. He feels that 35 units are appropriate for a single access.  
199  
200 Steve Adams stated the perfect scenario should be two accesses.  
201  
202 Chris Thompson stated to not plan on adding more units in the future to the east portion of the  
203 property.  
204  
205 There was discussion of adding an emergency exit and crash gate.  
206  
207 Chris Thompson stated there should be a masonry wall on the east side of the property.  
208  
209 Kelly Peterson stated there is a main feeder power line the applicant will need to put  
210 underground. He stated there will be some reimbursement fees available.  
211  
212 Junior Baker **moved** to continue Canyon Breeze Zone Change and Preliminary Plat for a week.  
213  
214 Dave Anderson **seconded** and the motion **passed** all in favor.  
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217 Jered Johnson moved to adjourn meeting at 11:07 a.m.  
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220  
221 Adopted: August 3, 2016  
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Kimberly Brenneman  
Community Development Division Secretary